059.0	0002	0002.0	1 of 1	Commercial		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	851,500 /	851,500
					USE VALUE:	851,500 /	851,500
					ASSESSED:	851,500 /	851,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
2	-12	PARK AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STEPANIAN KRIKOR & ARMINE
Owner 2:	
Owner 3:	
Street 1:	127 JOHNSON RD
Street 2:	
Twn/City:	WINCHESTER
St/Prov:	MA Cntry Own Occ: N
Postal:	01890 Type:

PREVIOUS OWNER

Owner 1:	KRIKOR STEPANIAN -
Owner 2:	-
Street 1:	127 JOHNSON RD
Twn/City:	WINCHESTER
St/Prov:	MA Cntry
Postal:	01890

NARRATIVE DESCRIPTION

This parcel contains .106 Sq. Ft. of land mainly classified as Store with a Store Building built about 1926, having primarily Brick Exterior and 3640 Square Feet, with 4 Units, 0 Bath, 0 3/4 Bath, 4 HalfBaths, 0 Rooms, and 0 Bdrm.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B2	NEIGH BUS	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
325	4610.000	346,400		505,100	851,500
Total Card	0.106	346,400		505,100	851,500
Total Parcel	0.106	346,400		505,100	851,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 233.93 /Parcel: 233.93

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	39210
GIS Ref	
GIS Ref	
Insp Date	06/27/18

!5193!

PREVIOUS ASSESSMENT

Parcel ID 059.0-0002-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	325	FV	346,400	0	4,610.	505,100	851,500		Year end	12/23/2021
2021	325	FV	346,400	0	4,610.	497,000	843,400		Year End Roll	12/10/2020
2020	325	FV	348,400	0	4,610.	488,900	837,300	837,300	Year End Roll	12/18/2019
2019	325	FV	332,300	0	4,610.	456,300	788,600	788,600	Year End Roll	1/3/2019
2018	325	FV	323,900	0	4,610.	407,400	731,300	731,300	Year End Roll	12/20/2017
2017	325	FV	323,900	0	4,610.	358,500	682,400	682,400	Year End Roll	1/3/2017
2016	325	FV	323,900	0	4,610.	268,900	592,800	592,800	Year End	1/4/2016
2015	325	FV	291,000	0	4,610.	207,500	498,500	498,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	01:47:12

LAST REV

Date	Time
11/19/21	16:33:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 5193

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRIKOR STEPANIA	71535-48	1	8/28/2018	Convenience	1	No	No		
	13900-553		2/1/1980		94,000	No	No		Y

USER DEFINED

Prior Id # 1:	39210
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
11/24/2014	1591	Sign	500					
5/5/2010	400	Sign	400					
8/3/2009	663	New Wind	1,500					
4/22/2003	283	Redo Bat	11,200	C				
10/24/2001	799	Sign	1,800	C				
10/21/1992	529	Re-Roof	3,100	C				ROOFING

ACTIVITY INFORMATION

Date	Result	By	Name
5/17/2021	I & E Return	MM	Mary M
6/4/2019	I & E Return	JO	Jenny O
7/30/2018	Mail Update	MM	Mary M
6/27/2018	Meas/Inspect	HS	Hanne S
3/15/2017	I & E Return	EMK	Ellen K
5/2/2016	I & E Return	MM	Mary M
3/20/2009	Meas/Inspect	197	PATRIOT
8/1/2005	Inspected	BR	B Rossignol
5/15/2000	Meas/Inspect	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
325	Store		4610		Sq. Ft.	Site		0	31.	3.53	CA									505,145						505,100	

Total AC/HA:	0.10583	Total SF/SM:	4610	Parcel LUC:	325	Store	Prime NB Desc	COMM AVG	Total:	505,145	Spl Credit		Total:	505,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	78 - Store		
Sty Ht:	1 - 1 Story		
(Liv) Units:	4	Total:	4
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	7 - Brick		
Sec Wall:			%
Roof Struct:	4 - Flat		
Roof Cover:	4 - Tar & Gravel		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1926	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	10		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	14 - Asphalt Tile		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	4		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	0

BATH FEATURES

Full Bath		Rating:	
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	3	Rating:	Average
A HBth:	1	Rating:	Very Good
OthrFix:		Rating:	

OTHER FEATURES

Kits:		Rating:	
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	35.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	35	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.07472527
Const Adj.:	0.99293035
Adj $ / SQ:	106.713
Other Features:	15548
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	520513
Depreciation:	182179
Depreciated Total:	338333

COMMENTS

1926 / PETER PAN CONVIENCE / TATTOO STUDIO, GREAT LENGTHS HAIR SALON, PARK AVE WELLNESS.

RESIDENTIAL GRID

1st Res Grid | Desc: Line 1 | # Units

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals | RMs: 0 | BRs: 0 | Baths: | HB 3

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
Totals			
0			

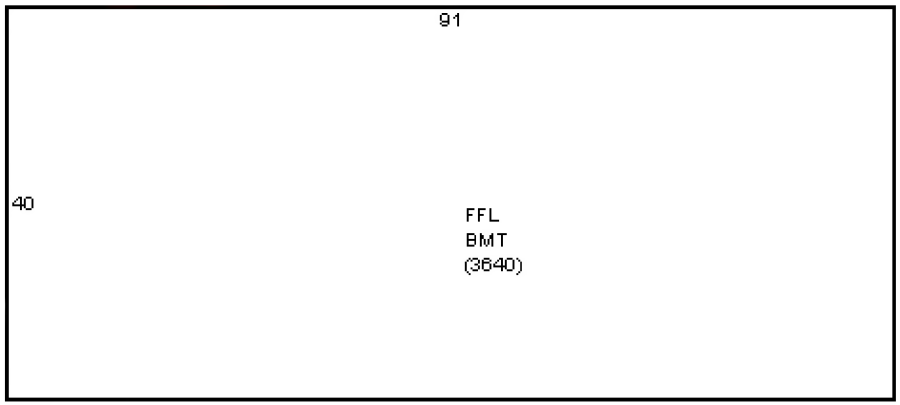
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ: | AvRate: | Ind.Val

Juris. Factor:	1.00	Before Depr:	106.71
Special Features:	8100	Val/Su Net:	47.58
Final Total:	346400	Val/Su SzAd	95.16

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	3,640	32.010	116,530
FFL	First Floor	3,640	106.710	388,434

Net Sketched Area: 7,280 | Total: 504,964

Size Ad 3640 | Gross Area 7280 | FinArea 3640

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make: | Model: | Serial # | Year: | Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID

059.0-0002-0002.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
81	Cooler	D	S	1	6X25	A	AV	2000	63.33	T	15.2	325			8,100			8,100

More: N | Total Yard Items: | Total Special Featues: 8,100 | Total: 8,100

IMAGE

AssessPro Patriot Properties, Inc